AGENDA

THE HAMILTON COUNTY RURAL ZONING COMMISSION
REGULAR MEETING

Room 805-B, Administration Building

APRIL 16, 2015
1:00 P.M.

Joel Cornelius, Chairman/Presiding Officer

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1. MEETING CALLED TO ORDER

2. ROLL CALL OF COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES OF REGULAR MEETING

5. PUBLIC HEARINGS

COUNTY ZONING MAP AMENDMENT

A.	CASE:	Miami 2015-01; Miami Heights Square
	REQUEST:	From: "A-2" Single-family Residence To: "EE" Planned Retail
	PURPOSE:	To construct a 3-building commercial development containing restaurant, retail and office space with 199 parking spaces
	APPLICANT:	Rakesh Ram, City View, LLC. (applicant); Three Rivers Local School District BOE (owner)
	LOCATION:	Miami Township; 7670 Bridgetown Road, on the east side of the intersection of Bridgetown Road and Jandaracres Drive - site of former Three Rivers School (Book 570, Page 40, Parcel 27)

9. DATE OF NEXT MEETING May 21, 2015

10. ADJOURNMENT

NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearings should call the Planning and Zoning Office at 946-4550 seven days prior to the meeting

ADMINISTRATIVE ITEMS

HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – MARCH 19, 2015 REGULAR MEETING

SUMMARY OF ACTIONS

PRESIDING OFFICER: Steinriede
MEMBERS PRESENT: Steinriede, James, Luken, Polewski
ABSENT: Cornelius
STAFF PRESENT: B. Snyder, J. Huth, T. Hawk, B. Stratton
LOCATION: Room 805, County Administration Bldg.
TIME: 1:00 PM – 2:40 PM

	AGENDA ITEM	REQUEST	RZC Action	Vote	Conditions & Codes
MAJOR ADJUSTMENTS:	Green 2003-03; Anevski PUD Signage (continued from 2/19/2015)	Major Adjustment to an existing "O PUD" Office District	Approval	4-0-0	1, 5
COUNTY ZONING MAP AMENDMENT:	Green 2015-02; North Bend UDF	From: "C" Residence and "E" Retail To: "EE" Planned Retail	Approval	4-0-0	1, 2, 3, 5
DISPOSITION OF MINUTES:	Disposition of the minutes of the February 19, 2015 Zoning Commission meeting		Approval	4-0-0	

ATTEST: Chairman: _____ Secretary: _____

CONDITIONS AND CODES:

1. Approval subject to standard covenants.
2. Approval subject to conditions recommended in the staff report.
3. Approval subject to conditions recommended by the RPC.
4. Approval pending receipt of favorable reports or required revisions.
5. Approval subject to conditions recommended by RZC.

ABBREVIATIONS IN MINUTES:

MSD - Metropolitan Sewer District
ODOT - Ohio Department of Transportation
SCS - U.S. Soil Conservation Service, Hamilton County Soil and Water Conservation District
DPW - Hamilton County Department of Public Works
ENG - Hamilton County Engineer
ZNG - Hamilton County Zoning Administrator
FPO - Township Fire Prevention Officer
TPZ - Township Planning/Zoning Committee
TT - Township Trustees

ADMINISTRATIVE ITEMS

DISPOSITION OF MINUTES

MOTION: To approve the minutes of the Regular Meeting of the Rural Zoning Commission, February 19, 2015

Moved: Luken Second: Polewski

VOTE:

AYE: 4 Luken, Polewski, James, Steinriede
NAY: 0
ABSTAIN: 0

ACTION: **APPROVAL**

ADJOURNMENT: Meeting was adjourned at 2:40 PM

ATTEST: Chairman: _____ Secretary: _____

MAJOR ADJUSTMENT: **GREEN 2003-03; ANEVSKI PUD SIGNAGE (CONTINUED FROM FEBRUARY 19, 2015)**

REQUEST: Approval of a Major Adjustment to an existing "O PUD" Office District

PURPOSE: To allow a larger monument style freestanding sign and to allow building signage on two facades of the building

APPLICANT: John Anevski (applicant), Jets Properties, LLC (owner)

LOCATION: 6355 Harrison Avenue, on the southwest side of Harrison Avenue, south of Eaglesnest Drive and north of Belclare Road (Book 550, Page 221, Parcel 101)

REPORTS: RECEIVED: MSD
PENDING: DPW, FPO, SCS, HCSW, HCE, TT

SPEAKERS: T. Hawk, B. Snyder, J. Anevski, A. Goetzman

DISCUSSION: (Summary of Topics)

Staff Comments:
1. **T. Hawk** – Review of Staff Report.

Applicant Comments:
1. **J. Anevski** – Has multiple tenants and needs additional signage. Only asking for 20 extra square feet.
2. Visibility is important when traveling along Harrison Avenue. You also can't see the building coming from I-74.
3. To my knowledge adjacent developments in the area have bigger signs and simply asking for the same thing. There is a billboard right next to my property.

Public Official Comments:
1. **A. Goetzman** – The Trustees have looked at this project on two separate occasions. After meeting with Mr. Anevski the Trustees recommended denial of the plan as submitted but did support additional signage with the following conditions:
    - That the freestanding monument style sign, not to exceed 99 square feet in size and 12 feet in height be permitted
    - That the sign be installed in a landscape area/bed at least twice the height and width of the sign structure. (with landscaping therein in addition to the required streetscape plantings)
    - That additional "end-cap" signage be permitted if limited to a ratio of 0.5 sqft per lineal foot of building width, for tenants of the end-cap spaces
    - That the ratio of all other building signage be reduced to 1.0 sqft per lineal foot
2. The reason behind why the Township chose 100 square feet versus 99 square feet was to put emphasis on not doubling what was permitted.

Public Comments:
1. **B. Pitcher** – Give the extra 20 square feet. It's starting to look like another Colerain Avenue anyway.

Commissioner Comments:

1. **D. Steinriede –** Staff is recommending denial of the plan as is. The Township has weighed in with some middle ground to be consistent with adjacent properties nearby and the commission is trying to be fair minded but not necessarily willing to give you exactly what you want.
2. **R. Polewski** - I like the development and appreciate staff's recommendations but feel what is being proposed by the Township Trustees would be appropriate.

MOTION: To consider case Green 2003-03; Anevski PUD Signage, a request for a Major Adjustment to an approved Plan Unit Development in an existing "O PUD" Office district subject to the standard covenants for planned districts and conditions per Attachment A.

VOTE: Moved: Polewski Second: James

AYE: 4 Polewski, Luken, James, Steinriede
NAY: 0
ABSTAIN: 0

RZC ACTION: **APPROVAL** with Conditions

ATTEST: Chairman: _____ Secretary: _____

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Rural Zoning Commission meeting.

Attachment A

The Rural Zoning Commission approves case Green 2003-03; Anevski PUD Signage, a request for a Major Adjustment to an approved Plan Unit Development in an existing "O PUD" Office district subject to the standard covenants for planned districts and the following conditions and variances.

Conditions:

1. THAT THE SIGN SHALL BE INSTALLED IN A LANDSCAPE AREA/BED AT LEAST TWICE THE SQUARE FOOT AREA OF THE FREESTANDING SIGN STRUCTURE WITH LANDSCAPING THEREIN IN ADDITION TO THE REQUIRED STREETSCAPE PLANTINGS.

Variances:

1. SECTION 13-11.2 (b) - THAT THE FREESTANDING MONUMENT STYLE SIGN, NOT TO EXCEED 99 SQUARE FEET IN SIZE AND 12 FEET IN HEIGHT SHALL BE PERMITTED WHERE A MAXIMUM OF 50 SQUARE FEET IS PERMITTED.
2. SECTION 13-11.3 (a) - THAT ADDITIONAL "END-CAP" SIGNAGE SHALL BE PERMITTED AT A RATIO OF 0.5 SQUARE FEET PER LINEAL FOOT OF BUILDING WIDTH, FOR TENANTS OF THE END-CAP SPACES WHERE SIGNAGE IS ONLY PERMITTED ON ONE BUILDING FAÇADE.

Note: Revisions of the Staff recommendations as approved by the Rural Zoning Commission are crossed out if deleted (i.e. ~~deleted by RZC~~) and shown underlined and in uppercase if added (i.e. ADDED BY RZC).

ZONE AMENDMENT: **GREEN 2015-02; NORTH BEND UDF**

REQUEST: From: "C Residence and "E" Retail
To: "EE" Planned Retail

PURPOSE: To demolish several commercial buildings and residences to construct a United Dairy Farmers and associated fuel pumps

APPLICANT: Robert G. Rothert, Abercrombie & Associates, Inc. (applicant); William R & Lois T Nicholson; Jeanette Mazzaro, William & Wanda Cochran; Irwin J & Lois J Hauck; Brenda C Smith, J Bruce & Pamela Jayne Greely Suits; and James K Reynolds (owners)

LOCATION: Green Township: 4108 North Bend Road, at the southeastern intersection of North Bend Road and Westwood Northern Boulevard (Book 550, Page 61, Parcels 158-172, 185-192, 232, 254 and 263)

TRACT SIZE: 3.55 gross acres; 2.21 net acres

REPORTS: RECEIVED: TT
PENDING: DPW, MSD, FPO, CWW, HCSW, ODOT

SPEAKERS: J. Huth, B. Snyder, A. Goetzman, T. Kling, J. Johnston, J. Pfeiffer, L. Phillips, H. Pitcher

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **J. Huth** – Review of staff report. Reviewed changes and recommendations since the Regional Planning Commission hearing.
2. We did receive comments from the City of Cheviot. Their concerns were mostly related to traffic and the curb cut onto North Bend Road.
3. Applicant has removed curb cut along Alpine Place, added additional landscaping, and made sign changes.
4. **B. Snyder** – Wanted to clarify that both signs being proposed do not require a variance.
5. The dumpster relocation does not meet the required setbacks along Alpine Place and would require a variance.
6. Staff does not support the variance and recommends that it go on the other side of the building.

Applicant Comments:

1. **T. Kling** – Have made a lot of changes since we first started working with the Township and on the project.
2. The additional sign proposed along Westwood Northern Blvd. is important for the people traveling west. We felt it was important that they didn't have to go up thru the intersection, make a sudden left, and come back down and into the site on North Bend Road.
3. The entire foundation wall will be covered in a stone wainscoting and be carried around to the back of the building and don't feel that a fence will be necessary.
4. Additional dense landscaping has been added around the perimeter of the site and behind the building and feel that it would be more important to allow the trees room to grow which will provide better screening than a fence.
5. We have 190 stores in the UDF Cincinnati portfolio. Like our other stores, this site will be owned and maintained by us.
6. For UDF, the dumpster location makes more sense to keep it where it is being proposed. There is an outdoor seating area to the north and a service area to the south. We have amended the plans to push it to the west, further away from the nearest residence.
7. The dumpster surround will be made of a brick and stone enclosure with a chink link style gates and match the building

8. Felt having an interior corridor along the back of the building for deliveries was better than having an exterior corridor so it wouldn't disturb the site or the neighbors.
9. Removed the curb cut along Alpine Place.
10. Plans for the exiting station include removing the gas operation across the street and will continue to own it and convert it and turn it into rental space or UDF will sell it for a use other than a convenient store.
11. Working with the county to provide right-of –way for future road improvements.
12. **J. Johnston** – Will not consider flipping the layout of the building.
13. The parlor area as proposed works the best and feel that it is the best approach.
14. Tried to minimize any contact with Alpine Place, although personally believe the curb cut would be beneficial to the residents.
15. We have added an extensive amount of landscaping around the dumpster area.
16. UDF does not generate traffic. UDF is there for the traffic that exists. UDF simply supports the community and the traffic that currently exists.
17. Feels that UDF is bringing a lot of amenities to the community.

Public Official Comments:

1. **A. Goetzman –** The Township was approached almost 9 months ago about this project by UDF. The first meeting involved the Hamilton County Engineers and discussions about the curb cut alignments and traffic.
2. The layout of the site was driven in part by the county engineers.
3. Hamilton County Engineers wanted the North Bend driveway as far from Westwood Northern Blvd. as possible for safety reasons.
4. Have had preliminary discussions with the City of Cheviot and the Hamilton County Engineers about a joint venture to fund intersection improvements in the area.
5. Have begun a traffic study for the entire area. Hamilton County Engineers expects to have results by the end of the summer and applying for grants as early as next year.
6. Attend a staff conference with the developer and discussed the back of the building.
7. The back of the building will be considered a wall and landscaping being proposed will help to obscure it.
8. The Township has asked that a solid wall or fence, minimum of 42" in height be placed across the back of the parking lot (full width of the parking area). This will help screen traffic glare from headlights and enhance the grade separation.
9. Since the building configuration has changed the Township Trustees are ok with the dumpster being located where it is now being shown.
10. Ask that the preservation area be extended and additional landscaping be added adjacent to the driveway.
11. Trustees did review the sign and are ok with it.
12. Trustees are pleased that the Alpine Place curb cut has been eliminated.

Public Comments:

1. **J. Pfeiffer** – Resident on Alpine. The imagery presented is at least 2 years old and is misleading. MSD took a lot of the mature trees and it now provides a bare minimum buffer from us and Westwood Northern Blvd. What is there now is non-existent.
2. Stunned that we have lost hundreds of trees and now they are proposing to put in new trees that will die if you intermingle them so close together. Does not see how these trees will provide a buffer and privacy.
3. This development destroys our neighborhood and is surprised on how little we can do about it.
4. **L. Phillips** – Owns a condominium at 3357 Alpine Place.
5. Asked the board if the city of Cheviot was contacted.
6. Have already experienced extreme cuts in the real estate economy and fear is that with this project she will not be able to sell her property.
7. Concern that this area is going downhill and how are we protecting the homeowners?
8. Concerned about erosion and the grading.
9. Appreciated the applicant eliminating the entrance along Alpine Place.
10. Current UDF stores do not maintain their current stores and worries about the new site being the same way.

11. **H. Pitcher** – Expressed concerns with 24/7 traffic.
12. Development is creating a lot of confusion in the overall neighborhood.
13. Moved to the area 30 years ago and had wonderful buffers.
14. The UDF folks are not making nearly the sacrifices that the homeowners have to make.
15. My house was supposed to be an investment. Our home values are going to go down.
16. It's a congested area already and we do not need this.
17. Want to know if the architect can flip the layout of the building so that the parlor is located on the south side and the truck traffic and dumpster can be accessed on the north side.

Commissioner Comments:

1. **Commissioner Polewski** – Inquired why the applicant couldn't "flip-flop" the plan so that the parlor could be located on the south side and the dumpster could be accessed on the north side.
2. **Commissioner Cornelius** – The only issue I see with relocating the dumpster to the south side of the building would be when semi's are making deliverers and becoming very tight in the area.
3. Concerned with the Rumpkee trucks damaging an overhang of the building while emptying dumpster.

MOTION: To recommend approval of case Green 2015-02; North Bend UDF, a request for a Zone Amendment from C" Residence and "E" Retail to "EE" Planned Retail, subject to the standard covenants for planned districts and following conditions per Attachment A:

Moved: James Second: Luken

VOTE:

AYE:	4	Polewski, Luken, James, Steinriede
NAY:	0	
ABSTAIN:	0	

RZC RECOMMENDATION: (To the Hamilton County Commissioners)
APPROVAL with Conditions

ATTEST: Chairman: _____ Secretary: _____

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Regional Planning Commission meeting.

Attachment A

The Rural Zoning Commission recommends approval of case Green 2015-02; North Bend UDF, a request for a Zone Amendment from "C" Residence and "E" Retail to "EE Planned Retail, with the standard covenants for planned districts and the following conditions:

Conditions:

1. That a landscape plan in compliance with the requirements of the Zoning Resolution, and with these conditions and modifications, shall be submitted as part of the Zoning Compliance Plan.
2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
3. That the area identified as "Prop. Tree Save Area" on the submitted plan shall remain undisturbed and the existing vegetation in this area shall not be removed and in addition, a minimum of ~~8~~ 19 evergreen trees shall be planted adjacent to or within the "Prop. Tree Save Area" along the southern property line.
4. That at the eastern property line adjacent to 3340 Alpine Place ~~and that~~ a boundary buffer shall be planted with twice the number of required plantings AND THAT A SOLID FENCE OR WALL A MINIMUM OF 42 INCHES IN HEIGHT SHALL BE INSTALLED THE WIDTH OF THE PARKING AND LOADING AREA IN THE SOUTHEAST PORTION OF THE PROPERTY.
5. That the proposed dumpster shall be screened in accordance with the dumpster screening requirements of the Zoning Resolution.
6. That access into the site SHALL ONLY INCLUDE TWO ACCESS POINTS AS SHOWN ON THE REVISED PLAN AT LOCATIONS ~~including the number and location of the proposed curb cuts shall be~~ approved by the County Engineer WITH NO ACCESS ONTO ALPINE PLACE.
7. That sidewalks shall be required along North Bend Road and Alpine Place.
8. That all mechanical equipment shall be screened in compliance with the requirements of the Zoning Resolution and details shall be submitted as part of the Zoning Compliance Plan.
9. That the site shall be permitted a maximum of one freestanding monument sign located near the North Bend Road and Westwood Northern Boulevard intersection at a maximum of ~~12~~ 11 feet in height and ~~50~~ 72 square feet in area per side ~~for each sign~~ AND A SECOND FREESTANDING MONUMENT SIGN AT THE WESTWOOD NORTHERN BOULEVARD ENTRANCE A MAXIUM OF 8 FEET IN HEIGHT AND 36 SQUARE FEET IN AREA PER SIDE.
10. That the project be built per the plans submitted today regarding the rear elevation including the landscaping buffer.

Note: Revisions of the Staff recommendations as approved by the Rural Zoning Commission are crossed out if deleted (i.e. ~~deleted by RZC~~) and shown underlined and in uppercase if added (i.e. ADDED BY RZC).

COUNTY ZONING MAP AMENDMENTS

HAMILTON COUNTY
Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON APRIL 2, 2015
FOR CONSIDERATION BY THE RURAL ZONING COMMISSION ON APRIL 16, 2015

ZONE AMENDMENT CASE:

MIAMI 2015-01

MIAMI HEIGHTS SQUARE

REQUEST:
FROM: "A-2" Single-family Residence
TO: "EE" Planned Retail

PURPOSE: To construct a 3-building commercial development containing restaurant and retail space with 199 parking spaces and one access drive onto Bridgetown Road

APPLICANT: Rakesh Ram, City View LLC (applicant); Three Rivers Local School District BOE (owner)

LOCATION: Miami Township: 7670 Bridgetown Road, on the east side of the intersection of Bridgetown Road and Jandaracres Drive (Book 570, Page 40, Parcel 27)

SITE DESCRIPTION:

Tract Size:	8 acres (gross); 7.5 acres (net)
Frontage:	350 feet on Bridgetown Road
Topography:	Flat along Bridgetown Road, sloping down to the rear (east) for the rear 2/3 of the site
Existing Dvlpmt:	Cleared land former Three Rivers School site

SURROUNDING CONDITIONS:

	ZONE	LAND USE
North:	"A-2" Residence	Single-family home
South:	"A-2" Residence	Single-family homes
East:	"A-2" Residence	Undeveloped woodlands
West:	"O" Office	Single-family homes, Mixed-use office, and Apartments

ZONING JURISDICTION: Hamilton County Commissioners

SUMMARY OF RECOMMENDATIONS: **APPROVAL with Conditions**

PROPOSED USE:

The applicant is proposing to construct a three-building commercial development on the front half of the site formerly occupied by Three Rivers School. Building 1 would be an outbuilding located in the northwest corner of the site and would contain 6,300 sq. ft. of speculative restaurant space surrounded by 30 parking spaces. Building 2 would be an outbuilding located in the southwest corner of the site and would contain 4,900 sq. ft. of speculative restaurant space surrounded by 20 parking spaces. Between Buildings 1 and 2 would be the site's main access drive from Bridgetown Road with an internal sidewalk and crosswalks connecting to the front of Building 3. A future access easement has been indicated to the southern property line in the rear of Building 2 to allow for potential future cross-access. Building 3 would be in the middle of the development area and would contain 13,800 sq. ft. of speculative restaurant and retail space with the main parking area to the rear and two drive-thru lanes on the south side of the building. The site would have a total of 199 parking spaces.

The current mix of restaurant and retail space has not been finalized and could change, subject to meeting the Shopping Center minimum parking requirement. A 10-foot streetscape buffer has been proposed along Bridgetown Road and 20-foot boundary buffers have been proposed along the north and south property lines adjacent to the development area. One ground-mounted sign 12 feet in height and 50 sq. ft. in area has been proposed to the north of the access drive and seven potential dumpster locations have been indicated. No photometric or other lighting information has been submitted. A potential retaining wall of an unspecified height and design has been indicated around the rear main parking area. The rear third of the site would remain undeveloped woodlands with the exception of a small stormwater detention area. A plan note indicates that 61% of the site, excluding the right-of-way, would be developed/disturbed and a conflicting note indicates a maximum impervious surface ratio (ISR) of 37%.

ZONING PETITION HISTORY:

There is no zoning case history on the site.

STAFF REVIEW CONFERENCE:

A Public/Staff Review Conference was held at 7:00 pm on February 11, 2015, at the Miami Township Administration Office. The meeting was attended by representatives of the applicant, township officials, and 10 citizens. Topics of discussion included the recent land use plan update, the nature and types of tenants being targeted, a traffic impact study, sidewalks, and buffering.

ANALYSIS:

Land Use Plan Consistency

Applicable Policies and Recommendations: The Regional Planning Commission has an adopted land use plan for this area of Miami Township. The adoption and review history of the Miami Township Land Use Plan is as follows:

- RPC Initial Adoption: April 1993
- Last Land Use Plan Update Approved: February 2015

Findings:

- *The Miami Township Land Use Plan Map designates the front two-thirds of the site along Bridgetown Road as "Neighborhood Retail", which is defined as low intensity neighborhood oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility and service appropriate to the adjacent residential neighborhood. Typically one-story structures with a scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential developments.*
- *The proposed development would provide a total of 25,000 sq. ft. of retail and restaurant space while providing a transition between surrounding residential properties to the north and planned commercial areas to the south. Transition to the east would be provided through the proposal to leave the rear third of the site undeveloped woodlands. Based on the applicant's statements at the staff review conference, the relatively small size of the development, and the location, staff feels that the development would likely be well-suited to providing neighborhood-oriented commercial uses at the northern boundary of the planned Bridgetown Road/Shady Lane neighborhood business district.*
- *The Land Use Plan Map designates the rear third of the site as "Green Space & Agriculture", which is defined as passive activities and related uses that retain the natural features of the environment. Typically forests or wildlife reservations, farms and farm activities and cemeteries.*
- *The applicant is proposing to leave the rear third of the site as undeveloped woodlands in compliance with this designation.*
- *Therefore, with a condition of approval preserving this area as undeveloped, staff finds that the proposal would be consistent with the Miami Township Land Use Plan Map.*
- *In addition, staff has reviewed the proposed development for consistency with the Bridgetown Road/Shady Lane Area Strategies adopted for this area as part of the recent Land Use Plan Update and offers the following findings.*
- *Strategy 1 states:*

  > Provide streetscape landscaping that meets or exceeds the requirements of the Hamilton County Zoning Resolution along Bridgetown Road and additional landscaping along secondary residential streets to achieve a transition from Bridgetown Road to the front yard setbacks of adjacent residential homes.

  The applicant has proposed a 30-foot wide streetscape buffer along Bridgetown Road, with the front 20 feet containing plantings within the proposed right-of-way and the rear 10 feet in compliance with the width requirement. As far as the planting requirement, eight trees have been proposed where five trees are required, and only 62 shrubs have been proposed where 70 shrubs are required. The applicant has not submitted a planting schedule indicated species and sizes, and the majority of plantings have been proposed within the proposed Bridgetown Road right-of-way. The current proposal is not consistent with this strategy as the shrub planting requirement has not been met and the majority of the plantings have been proposed within the right-of-way. With a condition of approval requiring 80 shrubs and all plantings within the 10-foot streetscape buffer, staff finds that the proposal would be consistent with this Land Use Plan Strategy.

- *Strategy 2 states:*

  > Provide additional buffering for single-family homes behind development parcels fronting on Bridgetown Road, including consideration of landscaped mounding, privacy fencing, and/or additional landscaping.

  The applicant has proposed a 20-foot boundary buffer along the north and south property lines abutting adjacent residences in both directions, both including the minimum number of required trees (18) and minimum number of required shrubs (79). The applicant has not submitted a planting schedule indicating species and sizes. The current proposal is not consistent with this strategy as only the minimum boundary buffer width and plantings have been proposed. With a condition of approval requiring a planting rate 1.5 times the required number of trees and either a 3-foot mound, or 6-foot privacy fence within each boundary buffer at a distance from Bridgetown Road to the rear façade line of Building 3, staff finds that the proposal could be made consistent with this Land Use Plan Strategy.

- *Strategy 3 states:*

  > Building materials, roof styles, and building orientations should be consistent with the residential character of other existing developments in the Bridgetown Road/Shady Lane Area (i.e. brick facades with stone, stucco or wood/vinyl used for architectural details only, pitched roofs, façade variations and articulations, and entrances oriented towards Bridgetown Road or Shady Lane)

  The applicant has submitted one conceptual building rendering of the proposed typical building design indicating what appears to be a stone foundation/water table, primarily brick façade with typical aluminum storefronts, pilasters and possibly stucco used for roofline details. It is not clear to what extent there would be façade variations and articulations, which direction the entrances would be located, and no pitched roofs have been proposed. The current proposal is not consistent with this strategy as only a conceptual rendering has been submitted and no pitched roofs have been proposed. With a condition of approval requiring buildings consistent with the materials recommended in the adopted Land Use Plan, pitched roofs, façade variations and articulations, and entrances oriented towards Bridgetown Road for all three buildings, staff finds that the proposal could be made consistent with this Land Use Plan Strategy.

- *Strategy 4 states:*

  > Access easements should be provided, where feasible, between compatible developments in the area to enable connection of parking areas and to limit the number of curb-cuts.

  A 25-future access easement has been indicated to the southern property line in the rear of Building 2 to allow for potential future cross-access to the property to the south within the planned Bridgetown Road/Shady Lane neighborhood business district. Staff does not feel that it is necessary to provide an easement to the property to the north as it is outside of the boundary of the district. Staff recommends the proposed easement to the south be widened to 30 feet as is typically required.

- *Strategy 5 states:*

  > Sidewalks should be constructed along the west side of Bridgetown Road to connect to the existing sidewalks on Jandaracres and at the Bridgetown Road/Shady Lane intersection.

This strategy does not apply as the site is on the east side of Bridgetown Road. However, the applicant has proposed an internal sidewalk from the northern existing Bridgetown Road crosswalk down the main access drive connecting to the front of Building 3. Staff feels that this would provide a meaningful connection to the development for residents on Jandaracres Drive.

- *Strategy 6 states:*

  > Signage should be limited to one ground-mounted sign per development with a maximum of 50 square feet in area and 12 feet in height and where a landscape area is provided around the base of the sign.

  One ground-mounted sign 12 feet in height and 50 sq. ft. in area has been proposed to the north of the access drive in compliance with this strategy.

- *Strategy 7 states:*

  > Generally, larger, more intense commercial development sites (i.e. sites more than 1 acre, buildings greater than 10,000 square feet, Floor Area Ratio higher than 30%) should be encouraged to provide greater amounts of open space, landscaped drainage areas and landscaped islands within parking lots rather than maximizing the amount of building and parking area on the site.

  The development would not maximize the amount of building and parking area on the site, primarily because of topography, as the rear third would remain woodlands and would accommodate the detention area. The applicant has also provided ample landscaped parking lot peninsulas and islands throughout the parking areas in compliance with this strategy.

- *Strategy 8 states:*

  > Smaller developments (i.e. sites smaller than 20,000 square feet, lots narrower than 100 feet in width, developments containing fewer than 4,000 square feet of building area) are not encouraged in the area and consideration should be given to consolidating parcels and potential development proposals to encourage larger redevelopment sites.

  This strategy does not apply as this is a larger development.

- *Strategy 9 states:*

  > The conversion of single family residences for multi-family or retail use should be discouraged and conversion of single-family homes for office use should only be considered where two or more parcels are included in a development site with a consolidated access plan to provide for reduced curb cuts onto Bridgetown Road.

  This strategy does not apply as the site was formerly occupied by a school.

- *Strategy 10 states:*

  > Large expanses of parking area and lots that include more parking spaces than the minimum number required by the Zoning Resolution should be strongly discouraged. Stormwater best management practices such as filter strips, bio infiltration swales, tree infiltration beds, etc. should be used to breakup large expanses of parking spaces.

  With 157 parking spaces reserved for 15,700 sq. ft. of restaurant space and 42 spaces reserved for retail space under the shopping center requirement, the development is exactly at the required minimum number of 199 parking spaces for the stated tenant mix. With the current amount of spaces proposed, no additional restaurant space could be accommodated by the parking requirement. However, retail or office space could be added within the buildings as those uses require less parking than restaurants. The second part of this strategy regarding stormwater BMP's does not appear to be met as no stormwater BMP has been

proposed within or surrounding the parking areas, specifically the rear main parking area. With a condition of approval requiring stormwater BMPs where feasible within or around the perimeter of the main parking area in the rear of Building 3, staff finds that the proposal could be made consistent with this Land Use Plan Strategy.

- *Strategy 11 states:*

  > The appropriateness of any use other than single family should be considered only after submittal of a landscape buffer plan that adequately screens the detrimental impacts of commercial uses and related vehicular use areas if the proposed use will abut a single family use or zone district. Such review should occur only through the Planned Unit Development process. The development plan should provide for coordinated development of parcels adjacent to the existing retail center at Bridgetown Road and Shady Lane and the office designated properties at Bridgetown Road and Jandaracres Drive to avoid leapfrogging existing single family parcels.

  The proposal would provide for coordinated development with the office designated properties at Bridgetown Road and Jandaracres Drive. The main entrance to the development would align with Jandaracres Drive and an internal walkway has been proposed connecting to a Bridgetown Road crosswalk. The strategy has not been met with respect to screening abutting single-family uses, as discussed in Strategy 2 above, specifically regarding adequately screening the front buildings and parking areas from the residences immediately to the north and south of the site along Bridgetown Road. With a condition of approval requiring a planting rate 1.5 times the required number of trees, a 3-foot mound, or 6-foot privacy fence within each boundary buffer at a distance from Bridgetown Road to the rear façade line of Building 3, staff finds that the proposal could be made consistent with this Land Use Plan Strategy.
- *Given the general lack of detail and compliance regarding landscaping, building character, and stormwater management and the conceptual nature of the submitted plan, staff recommends that all Zoning Compliance Plans be reviewed and approved by the Rural Zoning Commission as part of a public hearing process.*
- *Staff emphasizes that without the complete set of recommended conditions addressing the lack of compliance with the strategies, that consistency with the land use plan would not be achieved and would result in a recommendation of denial.*
- *With the recommended conditions discussed above and compliance with Land Use Plan Strategies verified by the Rural Zoning Commission at a public hearing, staff finds that the proposed development would be made consistent with the adopted Land Use Plan.*

RECOMMENDED MOTION: To accept staff findings that consistency with the adopted land use plan is required and that the zone amendment can achieve consistency with the adopted land use plan.

ANALYSIS:

Thoroughfare Plan Consistency

Applicable Policies and Recommendations: The Thoroughfare Plan classifies Bridgetown Road as a Minor Arterial requiring 100 feet of right-of-way (50 feet from centerline).
Findings: *Bridgetown Road is under the jurisdiction of the Ohio Department of Transportation. The applicant has indicated a 50-foot right-of-way from the centerline of Bridgetown Road in compliance with the Thoroughfare Plan.*

Zoning Compliance

The conceptual site plan meets the minimum standards of the Hamilton County Zoning Resolution and the "EE" Planned Retail district,

Other Issues

Conceptual Plan
Staff was unable to review the following improvements for compliance due to lack of detail submitted at this time: grading and drainage; buffer yard landscaping including species type and size; interior parking lot landscaping; photometric plan and light fixture cutsheets; building signage; dumpster, transformer, HVAC screening; continuous curbs/wheel stops within the parking lot to buffer walkways and landscaping; and the potential retaining wall in the rear of the site. The applicant has stated that proposed improvements are only at the conceptual level as they are hoping to use the retail zoning to further market the site to potential tenants. However, the only way staff can support this request is with the conditions recommended above including further review of all Zoning Compliance Plans by the Rural Zoning Commission at a future public hearing. This would allow the retail zoning designation to be approved for the property in compliance with the Land Use Plan Map but would also allow further review and comment by township officials and residents prior to approval of the final design of the site.

Dumpster Location
The current proposal indicates up to seven dumpsters, with one dumpster located within the cross-access easement along the southern property line. Staff recommends this dumpster be removed from the cross-access easement and the location and screening of all dumpsters would be specifically reviewed to minimize impact on adjacent residents prior to approval of all Zoning Compliance Plans by the Rural Zoning Commission.

CONCLUSION:

Based on the above findings, there is sufficient reason for staff to support the requested zone amendment. Specifically, the proposed development could be made consistent with the Land Use Plan and Zoning Resolution subject to additional review by the Rural Zoning Commission for compliance with Land Use Plan strategies and Zoning Resolution requirements to minimize any impact on adjacent residences prior to any development of the site occurring. With this additional level

of review, staff finds that the proposed development would be appropriate for the site.

RECOMMENDED MOTION:

To find consistency with the adopted land use plan and to recommend approval of case Miami 2015-01; Miami Heights Square, a request for a zone amendment from "A-2" Single-family Residence to "EE" Planned Retail subject to standard covenants for planned districts and the following conditions:

Conditions:

1. That all Zoning Compliance Plans for any phase of the development shall be reviewed and approved by the Rural Zoning Commission as part of a public hearing.
2. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and with Conditions 3 and 4 shall be submitted as part of the Zoning Compliance Plan.
3. That all landscape materials in the required Streetscape Buffer shall be located with the buffer area outside of the right-of-way of Bridgetown Road and shall include a minimum of 80 shrubs and 8 trees.
4. That the required Boundary Buffers on the northern and southern property lines shall contain 1.5 times the tree planting requirement and a 3-foot mound or privacy fencing within each boundary buffer from Bridgetown Road to the rear façade line of Building 3.
5. That all buildings shall be constructed primarily with building materials consistent with the Land Use Plan Strategies, pitched roofs, façade variations and articulations, and entrances oriented towards Bridgetown Road.
6. That a stormwater best management practices shall be used where feasible and as approved by the Stormwater and Infrastructure Division of the Planning and Development Department within or around the perimeter of the main parking area in the rear of Building 3.
7. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
8. That all dumpsters and mechanical equipment shall be screened in compliance with the requirements of the Zoning Resolution and removed the southern access easement.
9. That the site shall be permitted a maximum of one freestanding monument sign along Bridgetown Road at a maximum of 12 in height and 50 sq. ft. in area.
10. That a 30-foot access easement for future vehicular use shall be identified to the southern property line to permit the adjacent property to connect through the subject site to Bridgetown Road to be effective if/when this adjacent property is redeveloped as a commercial use.
11. That an internal sidewalk shall connect from the existing Bridgetown Road crosswalk down the main access drive to connect to the front of Building 3.
12. That the proposed woodland preservation area in the rear of the site shall remain undisturbed as indicated on the concept plan.

AGENCY REPORTS:	Dept. Public Works (DPW):	Conditional Approval
	Metro. Sewer District (MSD):	Conditional Approval
	Fire Prevention Off. (FPO):	Report not yet received
	Cincinnati Water Works (CWW):	Report not yet received
	H. C. Soil & Water (HCSW):	Report not yet received
	Ohio Dept. of Transpo. (ODOT):	Report not yet received
	Twp. Trustees (TT):	Report not yet received

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared By: _____ Senior Planner
Eric Fazzini, CNU-A

Reviewed By: _____ Development Services Administrator
Bryan D. Snyder, AICP

Approved By: _____ Executive Director
Todd M. Kinskey, AICP

SITE PHOTOS

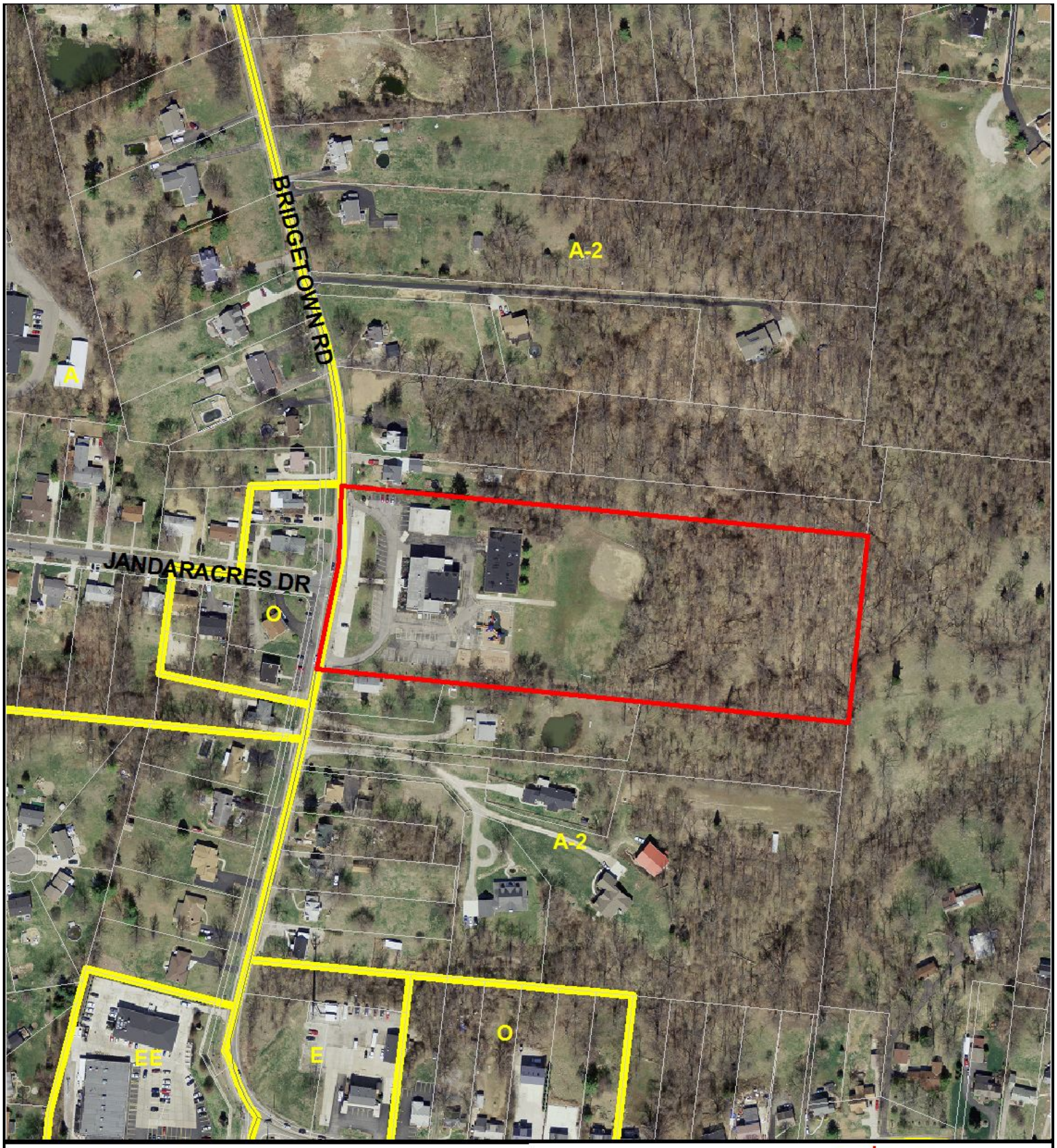
Looking east from Jandaracres Drive at site's frontage

Looking west from site at Jandaracres Drive

Looking north from middle of site at adjacent residence

Looking east from front of site towards rear

Looking east at adjacent residence immediately south of site

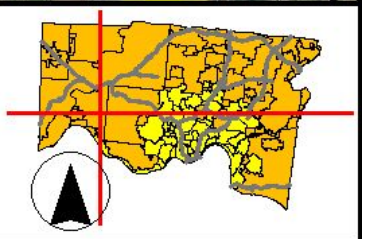


VICINITY MAP

Case: Miami 2015-01; Miami Heights Square

Request: From: "A-2" Residence

To: "EE" Planned Retail



Printed: 03/24/15

Printed By: Eric Fazzini

DISCLAIMER:
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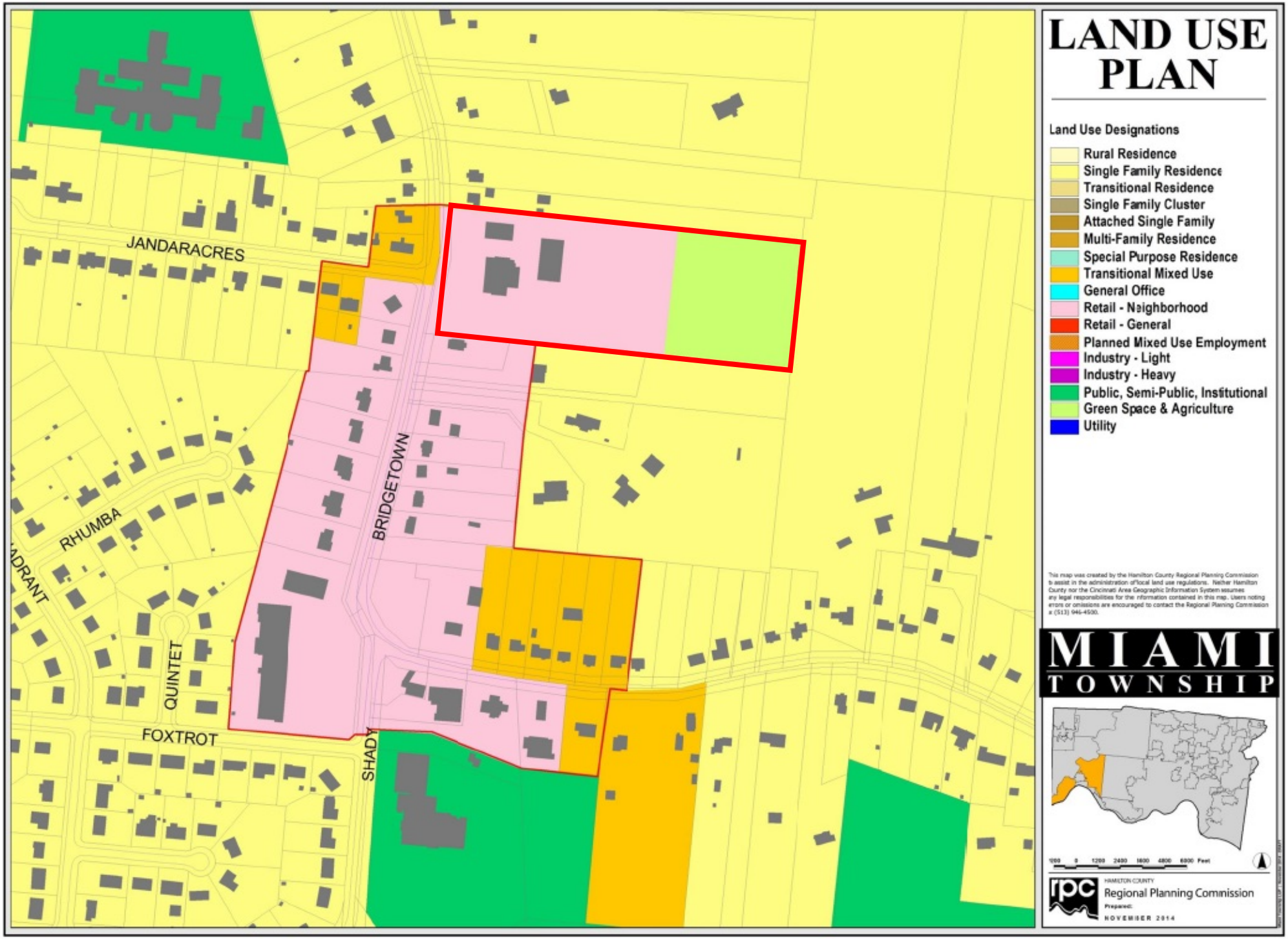
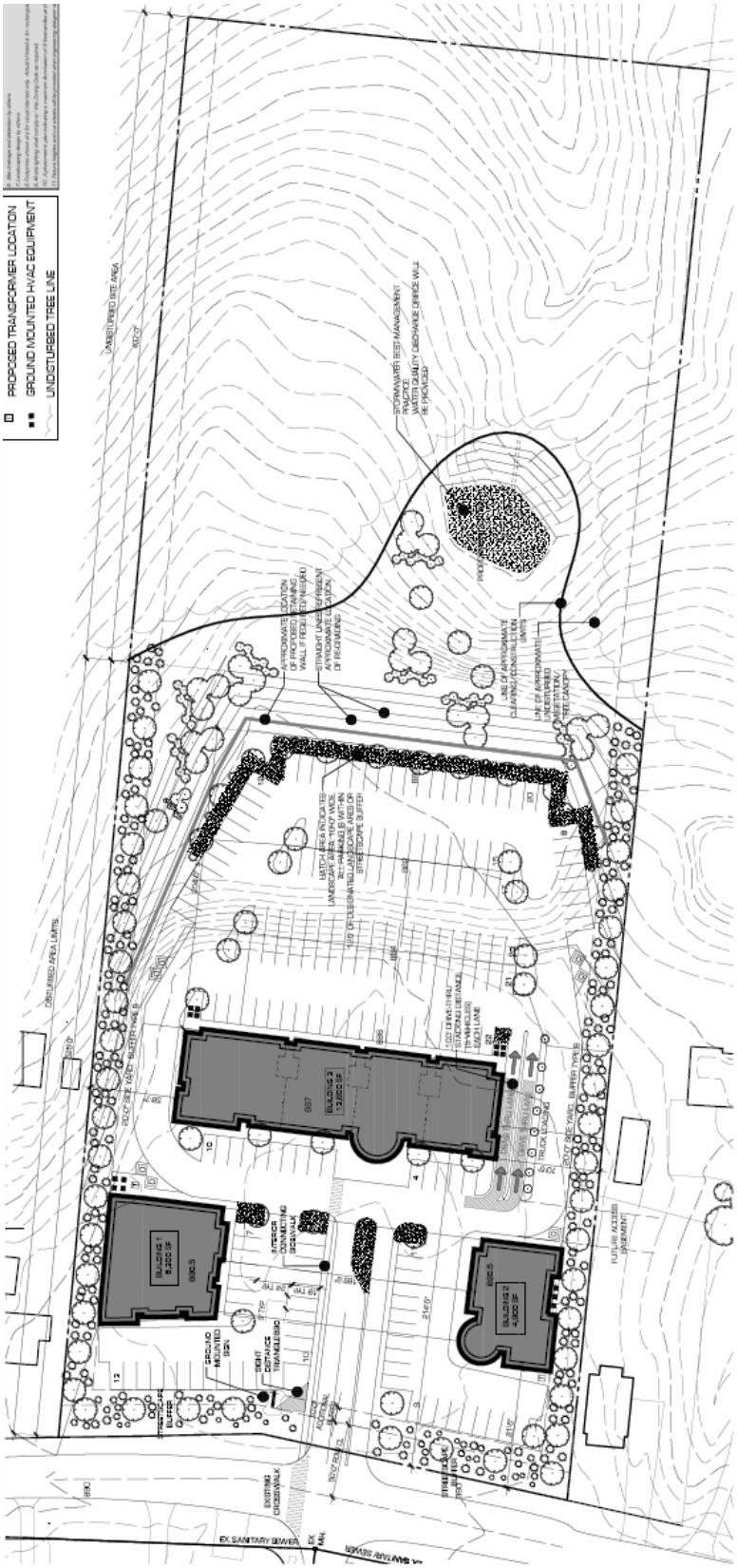
Any flood way and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 1982 FEMA flood way fringe maps. Large differences can exist between actual flood prone areas and official FEMA flood fringe areas.


LAND USE PLAN
Land Use Designations
Rural Residence
Single Family Residence
Transitional Residence
Single Family Cluster
Attached Single Family
Multi-Family Residence
Special Purpose Residence
Transitional Mixed Use
General Office
Retail - Neighborhood
Retail - General
Planned Mixed Use Employment
Industry - Light
Industry - Heavy
Public, Semi-Public, Institutional
Green Space & Agriculture
Utility
This map was created by the Hamilton County Regional Planning Commission to assist in the administration of local land use regulations. Neither Hamilton County nor the Cincinnati Area Geographic Information System assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the Regional Planning Commission at (513) 946-4500.
MIAMI TOWNSHIP
HAMILTON COUNTY
Regional Planning Commission
Prepared:
NOVEMBER 2014
JANDARACRES
RHUMBA
QUINTET
FOXTROT
BRIDGETOWN
SHADY

PROPOSED CONCEPT PLAN



CONCEPTUAL RENDERING

APPLICANT LETTER

dpi
Development
Planning, Inc.

Engineers
Land Development
Surveyors

RECEIVED
FEB 17 2015
HAMILTON COUNTY
PLANNING & DEVELOPMENT

February 17, 2015

Mr. Bryan Snyder
Hamilton County Regional Planning Commission
801 County Administration Building
138 East Court Street
Cincinnati, OH 45202

Re: Miami Heights Square

Dear Mr. Snyder:

Enclosed please find a complete zone change application for our property at the intersection of Bridgetown Road and Jandaracres Drive.

We have enclosed the following:

1. Application Form
2. Check for Fees
3. Prints-Zoning Plat (5 copies) and Development Plan (5 copies)
4. Legal Description
5. Reduced Copies

The property abuts two rental homes on the north and south.

Several meetings have been held in Miami Township on this project. Based on the comments from these meetings revisions were made to the drawings. We have also made revisions based on comments from Miami Township Land Use Committee.

The subject property is shown as public, semi-public, institutional on the Miami Township Land Use Plan.

3400 Werk Road Cincinnati, OH 45211 • p: 513.451.2611 f: 513.451.2706 • DevelopmentPlanninginc.com

The northern building will be a slab building consisting of 6,300 square feet of area.

The southern building will be a slab building consisting of 4,900 square feet of area.

The eastern building will be slab building with 13,800 square feet of area.

We believe this retail center is in much demand in Miami Township and we are receiving much encouragement from the residence. We did have a public staff conference on February 11th at which a few folds attended.

Sincerely,

Joseph M. Allen, P.E., P.S.

Cc: Rakesh Ram, City View LLC
Miami Township Trustees
Robert Polewski, Miami Township Land Use Committee
Graham Kalbli, New Republic Architecture

ZONE AMENDMENT: **MIAMI 2015-01; MIAMI HEIGHTS SQUARE**

REQUEST: FROM: "A-2" Single-family Residence
TO: "EE" Planned Retail

PURPOSE: To construct a 3-building commercial development containing restaurant, and retail with 199 parking spaces

APPLICANT: Rakesh Ram, City View, LLC (applicant); Three Rivers Local School District BOE (owner)

LOCATION: Miami Township; 7670 Bridgetown Road, on the east side of the intersection of Bridgetown Road and Jandaracres Drive – site of former Three Rivers School (Book 570, Page 40, Parcel 27)

TRACT SIZE: 8 acres (gross); 7.5 acres (net)

REPORTS: RECEIVED: DPW, MSD
PENDING: FPO, CWW, HCSW, ODOT, TT

SPEAKERS: E. Fazzini, T. Kinskey, J. Allen, P. Beck, B. Polewski

DISCUSSION: (Summary of Topics)

Staff Comments:
1. **E. Fazzini** – Review of Staff Report
2. **T. Kinskey** – Suggests leaving condition #4 alone and let it be worked out before or during the Zoning Commission hearing.
3. Will make it a point to sit down with the applicant prior to the Zoning Commission hearing to work out all of the issues that were brought up today.

Applicant Comments:
1. **J. Allen** – Spoke with Township almost one year ago about the project and wanted to thank them and the Hamilton County staff for their patience.
2. This project was driven at the local level and we waited on changes/updates to the Township's Land Use Plan to make this happen.
3. Intend to comply with all conditions laid out in the staff report and have no objections.
4. Just presented with additional conditions from the Township today and agree with all with the exception of condition #4. Our proposal is to follow the original guidelines set forth by the Land Use Plan board and what we discussed with staff during the planning stages.
5. Visibility is very important and a lot of these projects fail when they are too far from the road.
6. Would like to commit to work with the Township between now and the Rural Zoning Commission meeting to work out the buffer yard issues.

Public Official Comments:
1. **P. Beck** – Township Trustees are fine with the zone change but want to make sure the strategies laid out in the Land Use Plan are part of this proposed development.
2. **B. Polewski** – Thanked the Commission, Bryan Snyder and Steve Johns during the Land Use Plan update. The end product is much better than it would have been without their guidance.
3. Also wanted to thank the applicant for their patience working with the Township. It showed a sincere desire on their part to see what the community wanted.
4. The Land Use Plan shows both a need and a desire for limited low intensity neighborhood retail. This is an appropriate location to do this.
5. Our focus was to introduce this retail into the area in a manner that is far more sensitive that what straight zoning would require and we believe we have done that with this development.

6. Our intent with the 30 foot buffer requirement is to protect and honor the single family residences and that it does meet the Land Use Plan requirement. It clearly established a threshold that is above straight zoning.
7. Believes condition #4 can be worked out prior to going to the Zoning Commission.
8. This is the first case that has been looked at since updating the Land Use Plan. We do not need to relax the Land Use Plan 30 days after it has been adopted. The developer should meet the requirements of the Land Use Plan.
9. There is confusion with the ISR requirements and would like to know what that is in respect to the Land Use Plan.
10. A lot of questions need to be addressed prior to the acceptance of the Zoning Compliance Plan. The Miami Township Trustees only meet once a month and would like to avoid issues coming to them on the Tuesday before the plan gets approved.
11. Did not receive elevation renderings until this meeting. The submitted plans are exactly what the Township is looking for.

Commissioner Comments:

1. **Commissioner Franke** – Thinks it's appropriate that the board discuss the plan to see if it is consistent with the Land Use Plan before a vote is taken on the consistency.
2. We have nothing from the applicant that says they can meet the strategies.
3. The landscaping on this project may affect the parking.
4. **Commissioner Sprague** – Will not agree to get caught up in the 20 feet/30 feet debate. The 20 feet/30 feet has nothing to do with the quality or function of buffering.
5. The buffering on both sides of the development against existing uses needs to be customized and has nothing to do with 20 foot or 30 foot.
6. Quality and the implementation of a good landscape plan is what should be looked at.
7. **Commissioner Okum** – Has no problem with the staff recommendation and the applicant has indicated that they can meet the requirements.
8. **Commissioner Linnenburg** – Problem with customers not being able to use the drive thru for the ATM after 11:00pm.
9. There may also be some other things that need to be thought through before the Zoning Commission hears the case.

MOTION: To accept staff findings that consistency with the adopted land use plan is required and that the zone amendment can achieve consistency with the adopted land use plan.

VOTE: Moved: Okum Second: Linnenburg

AYE: 6 Franke, Linnenberg, Stillpass, Obert, Okum, Sprague
NAY: 0
ABSTAIN: 0

MOTION: To find consistency with the adopted land use plan and to recommend approval of Case Miami 2015-01; Miami Heights Square, a request for a zone amendment from "A-2" Single-family Residence to "EE" Planned Retail subject to the standard covenants for planned districts and the following conditions per Attachment A.

VOTE: Moved: Okum Second: Stillpass

AYE: 6 Franke, Linnenberg, Stillpass, Obert, Okum, Sprague
NAY: 0
ABSTAIN: 0

RZC RECOMMENDATION: (to the Hamilton County Rural Zoning Commission)
APPROVAL with Conditions

ATTEST: Chairman: _____ Secretary: _____

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Regional Planning Commission meeting.

Attachment A

The Regional Planning Commission recommends approval of case Miami 2015-01; Miami Heights Square, a request for a zone amendment from "A-2" Single-family Residence to "EE" Planned Retail subject to standard covenants for planned districts and the following conditions:

Conditions:

1. That all Zoning Compliance Plans for any phase of the development shall be reviewed and approved by the Rural Zoning Commission as part of a public hearing.
2. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and with Conditions 3 and 4 shall be submitted as part of the Zoning Compliance Plan.
3. That all landscape materials in the required Streetscape Buffer shall be located with the buffer area outside of the right-of-way of Bridgetown Road and shall include a minimum of 80 shrubs and 8 trees.
4. That the required Boundary Buffers on the northern and southern property lines shall contain 1.5 times the tree planting requirement and a 3-foot mound or privacy fencing within each boundary buffer from Bridgetown Road to the rear façade line of Building 3.
5. That all buildings shall be ONE STORY AND constructed primarily with BRICK AND building materials consistent with the Land Use Plan Strategies, pitched roofs, façade variations and articulations, and entrances oriented towards Bridgetown Road.
6. That stormwater best management practices shall be used where feasible and as approved by the Stormwater and Infrastructure Division of the Planning and Development Department within or around the perimeter of the main parking area in the rear of Building 3.
7. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
8. That all dumpsters and mechanical equipment shall be screened in compliance with the requirements of the Zoning Resolution and removed the southern access easement.
9. That the site shall be permitted a maximum of one freestanding monument sign along Bridgetown Road at a maximum of 12 feet in height and 50 sq. ft. in area.
10. That a 30-foot access easement for future vehicular use shall be identified to the southern property line to permit the adjacent property to connect through the subject site to Bridgetown Road to be effective if/when this adjacent property is redeveloped as a commercial use.
11. That an internal sidewalk shall connect from the existing Bridgetown Road crosswalk down the main access drive to connect to the front of Building 3.
12. That the proposed woodland preservation area in the rear of the site shall remain undisturbed as indicated on the concept plan.
13. THAT THE TOTAL SQUARE FOOTAGE BE LIMITED TO 25,000 WITH NO SINGLE STRUCTURE EXCEEDING 14,000 SF.
14. THAT THE ISR NOT EXCEED 60%.
15. THAT THE DRIVE THRU SERVICE BE PERMITTED ONLY IN BUILDING #3, AND BE AVAILABLE ONLY FROM 6:00AM TO 11:00PM.
16. THAT NO OUTDOOR ENTERTAINMENT OR AMPLIFIED MUSIC BE PERMITTED ON THE SIGHT.

Note: Revisions of the Staff recommendations as approved by the Regional Planning Commission are crossed out if deleted (i.e. ~~deleted by RPC~~) and shown underlined and in uppercase if added (i.e. ADDED BY RPC).

BOARD of TRUSTEES
MIAMI TOWNSHIP
HAMILTON COUNTY, OHIO
3780 Shady Lane North Bend, Ohio 45052
Phone: (513)941-2466 Fax: (513)941-9307
E-mail: administration@miamitownship.org

Trustees
Paul E. Beck
Jack E. Rininger
Daniel K. Blanton

Fiscal Officer
Cindy Oser

April 2, 2015

Hamilton County Regional Planning Commission

Miami 2015-01 Miami Heights Square

The Miami Township Land Use Committee has met many times over the past few months to review conceptual proposals on this request. The committee has not met since this final plan was presented, and has made no formal recommendation to the Board of Trustees. This plan is in substance, consistent with everything we have previously seen. The proposal was a driving factor in the Land Use Plan Update, so it is reasonable to conclude that there is support for zone change, provided that compliance with all of the adopted Land Use Plan Strategies is met prior to adoption of the Zoning Compliance Plan.

The Township supports staff's findings and recommendations with respect to Strategies 1, 4, 6, 7, 8 and 9

The Township would request the following changes and additions to staff conditions:

Condition #4 Boundary buffers on the north and south property lines be 30 feet from Bridgetown Rd. to the rear of Building 3 with 2 times the required trees and that additional landscaping and mounding or privacy fencing be required adjacent to the existing residential uses. The buffer from the rear of building 3 to the start of the preservation area be 20 feet with 1-1/2 times the required trees.

Condition #5 Add, that all structures be one story, add brick facades to existing examples of materials and design concepts

Additional Conditions

#13 That the total square footage be limited to 25,000 with no single structure exceeding 14,000 sf

#14 That the ISR not exceed 60% (Classification of Land Use Retail Low)

#15 That drive thru service be permitted only in Building #3, and be available only from 6:00am to 11:00pm

#16 That no outdoor entertainment or amplified music be permitted on the sight

Miami Heights Square

In the absence of elevations, renderings, staff review conference, and details on strategy compliance, the Township does have some reservations concerning its ability to adequately review and comment on Zoning Compliance Plan, at possibly some point well after expressing support for the zone change. The Board of Trustees meets only once per month.

What is the process for sharing this information with the Township in a timely manner?